



Lambcote Way, Maltby Rotherham S66 7BH

welcome to

Lambcote Way, Maltby Rotherham

A great example of a well-maintained three bed detached family home offered with no onward chain. Situated on an excellent corner plot this property boasts great outdoor space and offers both a driveway and detached garage. Viewings are essential to appreciate what this property has to offer.



Entrance Hall

Entry into the property through a front facing composite door. This welcoming hallway benefits from a handy storage cupboard, one central heated radiator and provides access to both the lounge and kitchen/diner

Lounge

Reception room with a lovely double glazed bow window to the side complemented by a front facing double glazed window. A gas fire with surround acts as the focal point to the room whilst two central heated radiators add further warmth to the room. The lounge also provides access to the staircase for the first floor accommodation.

Kitchen/Diner

A well maintained fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include a fridge, freezer, washing machine, dishwasher, microwave, cooker and gas hob with extractor above. The dining area features sliding patio doors which open up onto the conservatory whilst the kitchen features a double glazed window overlooking the front of the property. One central heated radiator helps add warmth to the space.

Conservatory

A great additional reception room conveniently offering both power lighting and a central heated radiator meaning this room can be used all year round. Featuring a pvc roof, side and rear double glazed windows along with front facing patio french doors all help to make the space feel bright and welcoming.

Landing

Access to all first floor living accommodation. The landing further benefits from a front facing double glazed window and one central heated radiator.

Bedroom One

Master bedroom with fitted wardrobes having a double glazed side window and one central heated radiator,

Bedroom Two

Second double bedroom having a side double glazed window and one central heated radiator. This bedroom also features a cupboard which houses the boiler for the property.

Bedroom Three

Third bedroom featuring fitted wardrobes, a double glazed front window and one central heated radiator. This bedroom also provides access to the loft via a loft hatch.

Shower Room

Fully tiled shower room fitted with a w/c and wash hand basin on vanity along with a corner shower cubicle with a mains fed shower. Additional benefits include spotlights to the ceiling, a side facing double glazed window, extractor fan and a central heated towel radiator.

Outside

Being situated on a corner plot this property has great outdoor space. The front of the property offers a lawned area with stocked flower beds along with access to the driveway and detached garage. A side gate provides access to the fully enclosed rear garden where you will find a patio area ideal for outdoor seating along with a raised lawned area.

Detached Garage

Leading from the driveway this detached garage features an up and over front door along with a side upvc door complemented by both side and rear double glazed windows. This garage also benefits from both power and lighting.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Lambcote Way, Maltby Rotherham

- No Onward Chain!!
- Three Bedroom Detached Property
- Excellent Corner Plot
- Well-Maintained Throughout
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106667 - 0004

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